

Real Estate

Government
Publications



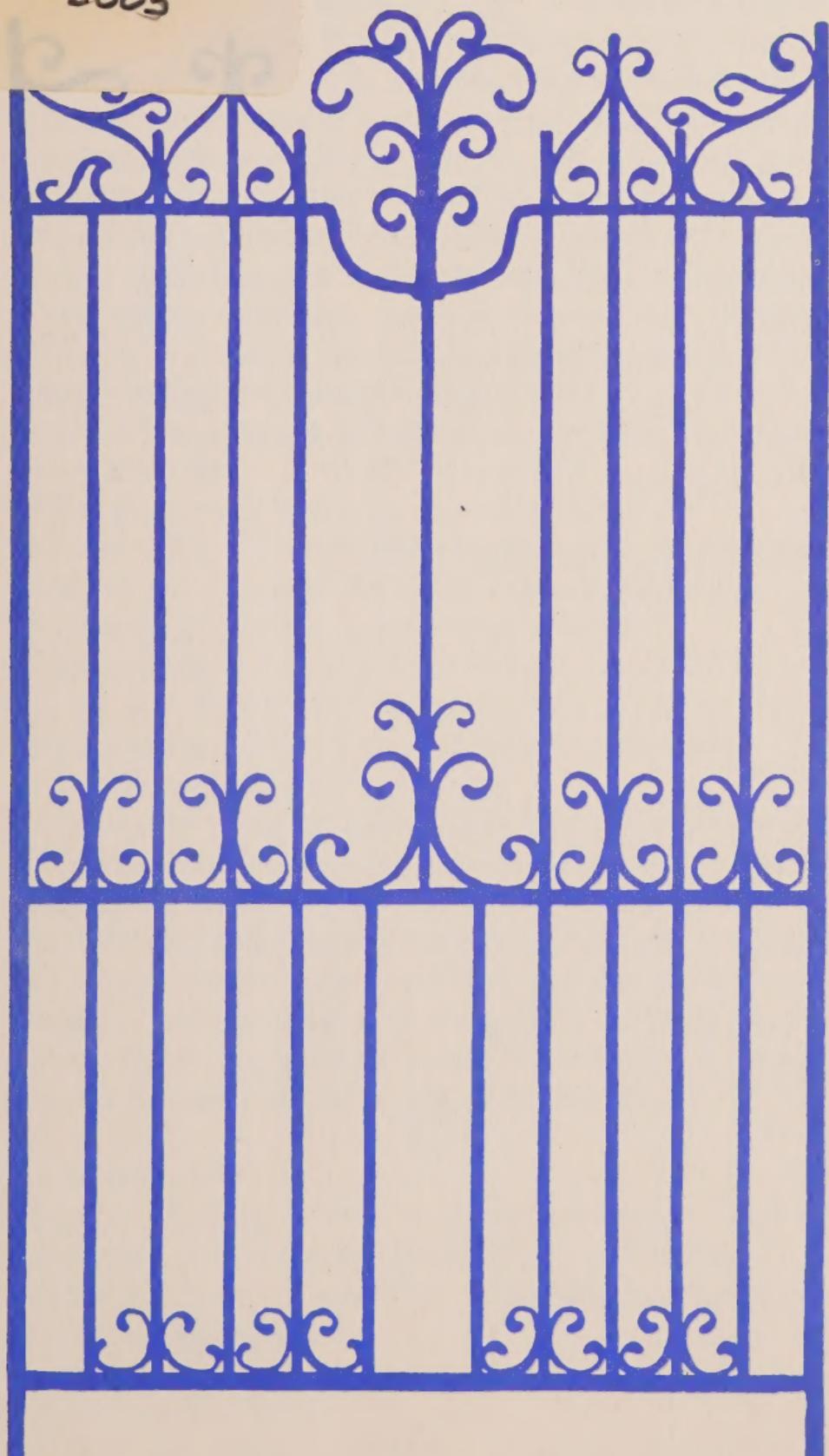
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Ontario

Financial and
Commercial Affairs Dept

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Consumer Protection Division

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Shelter with security

The purchase of a new home can be one of the most important decisions of your lifetime—and is usually the largest single investment an individual makes. Home ownership provides shelter with security, as well as a means of investment. But it is a step that requires the most careful thought and scrupulous investigation.

Fortunately, the various laws of Ontario affecting home ownership—planning and zoning, health and sanitation, land titles, real estate agents—provide you with ample means to inform yourself before taking a final step. Before you buy, it would be to your own best interests to investigate these safeguards. Read the enclosed material carefully, and get such legal and other assistance as is necessary in real estate transactions. If you have any questions, feel free to enquire with the Registrar of Real Estate at the address shown on the last page of this pamphlet.

Hon. H.L. Rountree, Q.C., Minister

Buying a home

If you are planning to buy a home, follow at least these rules:

1. Inspect the site of the house personally, and do it thoroughly. It can be wise to have it evaluated by a professional appraiser.
2. Consider its relationship to other houses and to commercial and industrial developments; examine the neighbourhood; find out about schools, shopping, transportation.
3. It is essential that every detail which is important to you in the transaction—or which bears on the matter of the property being sold—be contained in the offer of the purchase and sale.
4. Do visit the municipal offices of the area and find out exactly what the zoning is on the property and the surrounding land, as well as the *future planned development* according to local planning studies.
5. Carefully take into account the *complete* money commitment. This includes down payment, principal and interest payments on a mortgage, or mortgages, true rates of interest, annual taxes and local improvement levies, legal fees, transfer charges. You might also consider the additional costs of day-to-day transportation if the house is a long way from your place of employment.
7. *Don't make a written offer and don't sign anything until you have consulted your lawyer and have satisfied yourself at least on the above points.* After the offer is submitted it is the responsibility of your lawyer to search the title to make sure that it is clear and is also free of encumbrances (such as delinquent taxes, liens, mortgages and other claims). It is obviously not advisable for the buyer to use the same lawyer as is used by the seller.

Income property

If you are planning on buying “income property”—such as a duplex, small apartment building, store building—whether or not you plan to live on the premises, the above rules pretty well apply.

Property outside Ontario

Through advertisements and such devices as promotion



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dinners and parties, with colour slides or motion pictures, agents or developers invite or entice us to buy a piece of land on some coral shore for a winter home or for our retirement years. There are some lovely places to live. There are also some that are not.

The problem is that it is difficult for many of us to make a personal inspection trip to these areas. Yet why should anyone buy or take an option without going through the same precautions as outlined for a house or land that is close to home?

The laws of Ontario require that any person or company seeking to sell foreign land here in Ontario must obtain clearance through The Registrar of Real Estate and Business Brokers.

So before you even consider any foreign land purchase, inquire at the address shown below, to ensure that the agent or developer has properly made application for approval of the prospectus and has had the application approved.

One of the requirements in granting permission is that the buying public—you—be given written material setting out all the pertinent facts concerning the land and its owners.

Read the prospectus with care and give yourself the protection that Ontario law provides.

Protection through registration

If you are considering buying real estate of *any description*, remember that all real estate agents in Ontario must be registered. Proof of registration is evidenced by a pocket certificate or licence.

Avail yourself of the protection of *The Real Estate and Business Brokers Act* by dealing only with registered agents. Should any difficulties arise which require the protection offered by the Act, communicate directly with the office shown below.

The Registrar of Real Estate
123 Edward Street, Toronto 2, Ontario
Issued under the authority of
Hon. H. L. Rowntree, Q.C. Minister
Department of Financial and Commercial Affairs
Government of Ontario